

# *AEDC / DRI PARTNERS PROJECT*

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- Three Stories Above Grade With 2 Levels of Parking Below Grade
- 1st Floor Retail 14,000 SF
- Office Space 49,000 SF
- 2 Parking Levels 119 Parking Spaces
- Green Roof Terrace 2,500 SF

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# SITE ANALYSIS



# SITE PLAN





# MLK VIEW

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# *GOOD HOPE ROAD VIEW*

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# *VIEW FROM FREDERICK DOUGLAS HOUSE*

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*View from the Frederick Douglass House*

# PROJECT STATUS

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- *Traffic Impact Study - Ongoing*
- *Street & Alley Closing / Zoning – 2005*
- *Select Developer - 2005*
- *Government Center Construction -  
Fall 2006 - 2008*



# *AN OVERVIEW OF DDOT*

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Executive Team

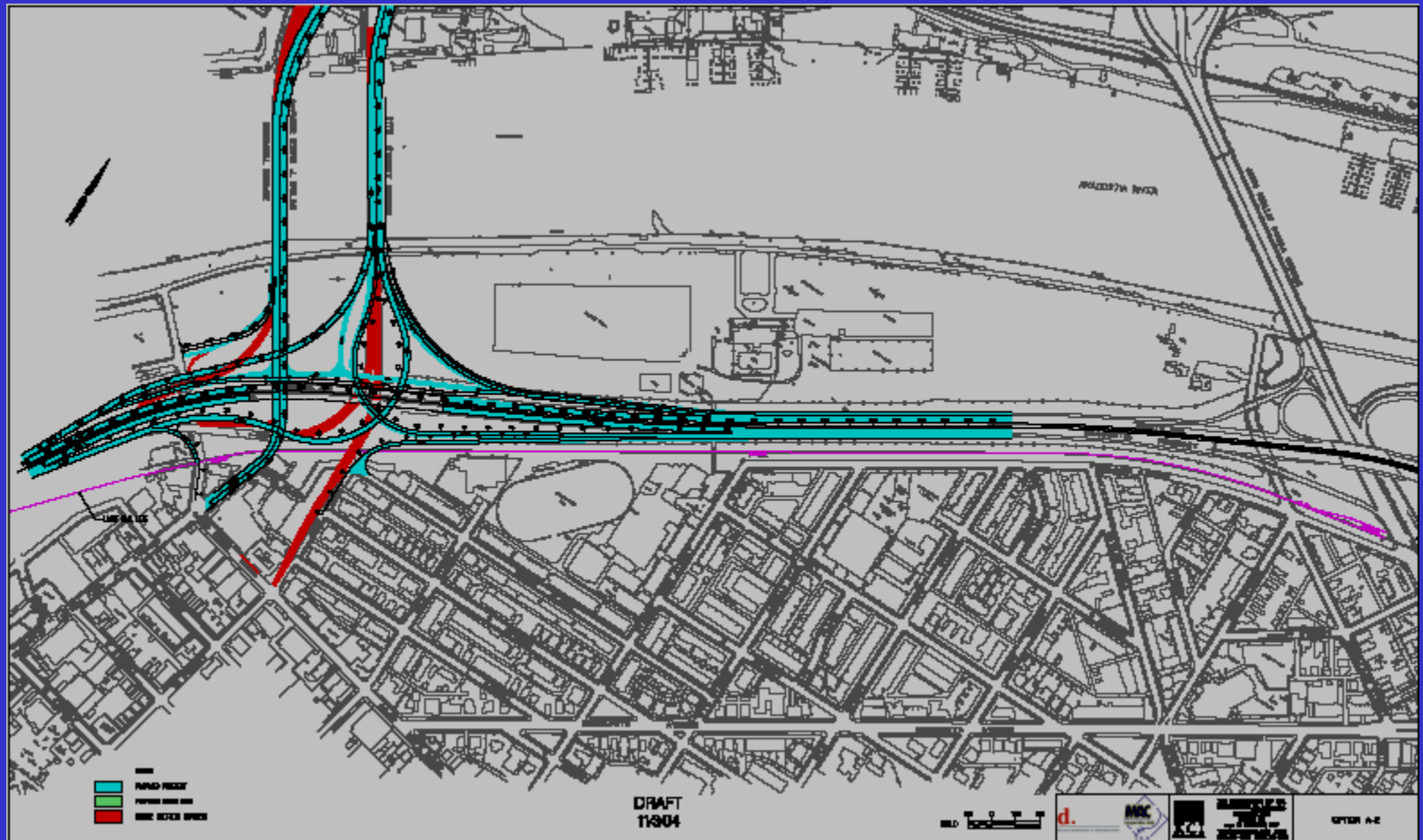
Transportation Divisions

State-of-the-art Traffic Management Center

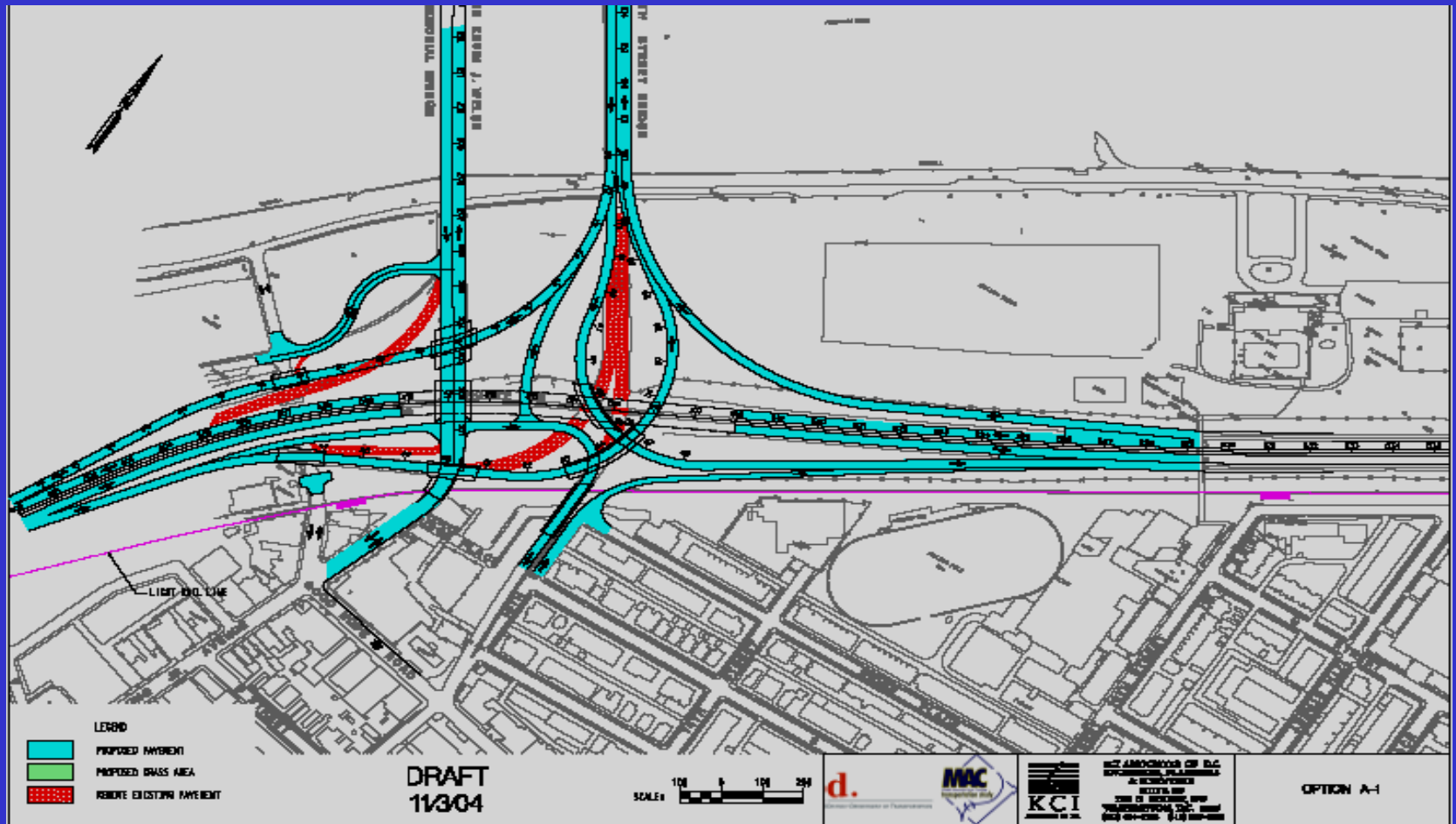
Public Outreach Offices

- ✓ School Subsidy Transit Program
- ✓ Child Seat and Other Transportation Safety Programs
- ✓ Community Planners
- ✓ Bike Safety Program

# TRAFFIC IMPROVEMENTS



# TRAFFIC IMPROVEMENTS



# STREETSCAPE

2005 - 2010 IMPROVEMENTS

Martin Luther King, Jr. Avenue  
Between Good Hope Road and W Street



MARTIN LUTHER KING, JR. AVENUE  
TWO-WAY TRAFFIC FLOW  
PHASE I - WITH ON STREET PARKING  
(No adjustment to existing sidewalk)



MARTIN LUTHER KING, JR. AVENUE  
TWO-WAY TRAFFIC FLOW  
PHASE II - WITH ON STREET PARKING  
(Sidewalk adjusted for future Light Rail track)



MARTIN LUTHER KING, JR. AVENUE  
TWO-WAY TRAFFIC FLOW  
PHASE III - WITH LIGHT RAIL ACCOMMODATION

NOTE: All views are looking north on  
Martin Luther King, Jr. Avenue

13th Street  
Between Good Hope Road and W Street



13TH STREET  
TWO-WAY TRAFFIC FLOW  
PHASE I - WITH ON STREET PARKING  
(No adjustment to existing sidewalk)



13TH STREET  
TWO-WAY TRAFFIC FLOW  
PHASE II - WITH ON STREET PARKING  
(widening of 4' to accommodate future Light Rail)



13TH STREET  
TWO-WAY TRAFFIC FLOW  
PHASE III - WITH LIGHT RAIL ACCOMMODATION

NOTE: All views are looking north on  
13th Street

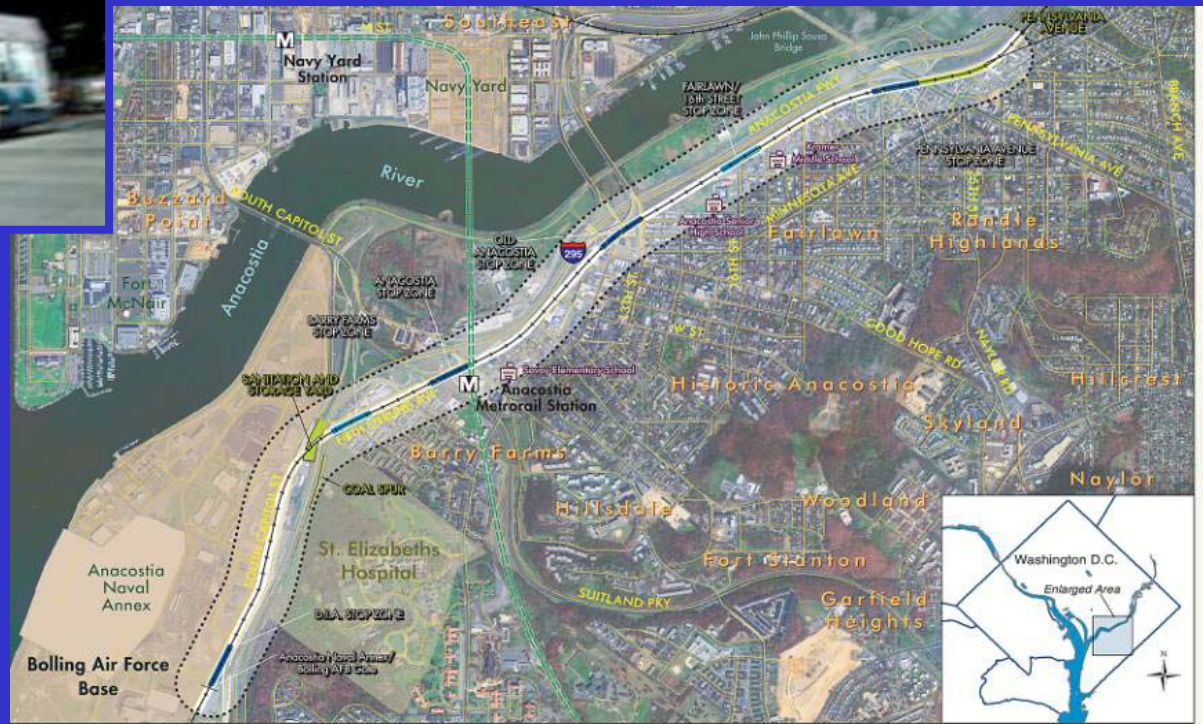
Future Light Rail Services



NOT TO SCALE



# LIGHT RAIL DEMO LINE



*CLOSING REMARKS + QUESTIONS*